

CORPORATE MORTGAGE OF REAL PROPERTY GREENVILLE CO. S. C.

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State of South Carolina

OLLIE FARNSWORTH

BOOK 1133 PAGE 897

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FIVE TWENTY REALTY CORPORATION (herein called mortgagor) SEND GREETING: WHEREAS, the said mortgagor Five Twenty Realty Corporation

in and by a certain promissory note in writing, of even date with these Presents is well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of One Million, Three Hundred Fifty Thousand and no/100 (\$1,350,000.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of seven and one-half (7 1/2%) per centum per annum, said principal and interest being payable in monthly instalments as follows:

Beginning on the 1st day of April 1971 and for the first instalment of each month plus interest at the rate of 7 1/2 per cent per annum on the unpaid principal of said note, said payments to continue up to and including the 1st day of March 1982, and the balance of said principal and interest to be due and payable on the 1st day of March 1982; the aforesaid monthly payments of \$10,227.27 each are to be applied first to interest at the rate of seven and one-half (7 1/2%) per centum per annum on the principal sum of \$1,350,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All instalments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any instalment or instalments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said LIBERTY LIFE INSURANCE COMPANY

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ALL that certain piece, parcel or tract of land situate, lying and being in the Town of Mauldin, Austin Township, Greenville County, State of South Carolina, containing 22.99 acres (exclusive of railroad right of way) as shown on a plat prepared by Piedmont Engineering Service, Greenville, S. C., dated December, 1957, entitled "Property of Five Twenty Realty Corporation", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK, Page 123, and having according to said plat and also according to a more recent plat prepared by Piedmont Engineering Service, dated June 19, 1960, entitled "Property of Five Twenty Realty Corporation", the following metes and bounds:

BEGINNING at an iron pin on the northern edge of the right of way of U. S. Highway No. 276 at the northwestern corner of the intersection of said U. S. Highway 276 and Bon Air Street, and running thence along the northern edge of the right of way of said U. S. Highway No. 276 the following courses and distances: N. 80-41 W., 373 feet to an iron pin; N. 9-19 E., 7.5 feet to an iron pin; N. 20-41 W., 100 feet to an iron pin; N. 9-19 E., 10 feet to an iron pin; N. 80-41 W., 12 feet to an iron pin on the edge of the right of way of the S. & W.C. Railway, N. 80-41 W., 141.6 feet to a point in the center of the

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